

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Study Session

April 16, 2001  
6:00 p.m.

Council Conference Room  
Bellevue, Washington

PRESENT: Mayor Mosher, Deputy Mayor Marshall, Councilmembers Creighton, Davidson, Degginger, Lee, and Noble

ABSENT: None.

1. Executive Session

Deputy Mayor Marshall opened the meeting at 6:01 p.m. and announced recess to executive session for approximately 20 minutes to address one item of potential litigation and one item of pending litigation. The study session reconvened at 6:31 p.m. with Mayor Mosher presiding.

2. Study Session

(a) Proposed 2001 Comprehensive Plan Amendments

Planning Director Dan Stroh said the 2001 Comprehensive Plan Amendment work plan consists of three components: 1) publicly initiated CPAs, 2) privately initiated, site-specific CPAs, and 3) privately suggested, non-site-specific amendments. The first two categories are automatically included in the work program. However, the third category of amendments is subject to Council approval. Mr. Stroh requested Council direction regarding the inclusion of the third category of suggested amendments in the 2001 work program.

Mr. Stroh said staff evaluated the five privately suggested, non-site-specific CPAs based on the timeliness of the requests and their ability to be reviewed under CPA decision criteria. Staff has not made any determinations regarding the merits of the suggested amendments. These requests are summarized on page SS 2-3 of the Council packet:

1. Create neighborhood commission.
2. Require TDM (traffic demand management) programs for all businesses and other large traffic-generating entities such as schools.

3. Amend the Comprehensive Plan to exclude congestion allowances, business (including non-profit) exemptions, and trip thresholds. Delete all portions of the Traffic Standards Code that refer to congestion allowances, any and all exemptions, and trip thresholds.
4. Amend design standards for commercial buildings in the Comprehensive Plan by strengthening and enforcing Policy UD-53 for the benefit of all Bellevue residents.
5. Change Traffic Standards Code peak period to one hour instead of two hours.

Mr. Stroh said staff recommends that none of the five amendments be included in the 2001 CPA work program. Staff suggests that item 2 be reviewed as part of the next major update to the Comprehensive Plan. Further, staff recommends that item 4 be addressed as part of the Downtown Implementation Plan update currently underway. If Council is interested in pursuing items 1, 3 and 5, staff recommends they would be more appropriately addressed separately from the Comprehensive Plan. Mr. Stroh noted the Planning Commission's recommendation that all five items should be addressed in the 2001 CPA work program.

Ken Schiring, Chair of the Planning Commission, said the Commission did not review the merits of any of the five items. However, the Commission determined that the suggestions are worthy of additional staff evaluation and review. Mr. Schiring said the decision to forward all amendments to City Council for its consideration does not reflect either approval or disapproval of any of the amendments.

In response to Mr. Degginger, Mr. Stroh said the Growth Management Act includes language that the public should have an opportunity to submit suggested changes to the Comprehensive Plan.

Mr. Lee attended the Planning Commission meeting in which the proposed CPAs were discussed. He noted the Commission felt the five suggestions raise policy issues warranting further study and debate. In response to Mr. Lee, Mr. Stroh agreed that other forums would be more appropriate for addressing the suggested policy revisions.

Responding to Mr. Degginger in reference to suggested amendment #4, Mr. Stroh said urban design policies are contained in the Comprehensive Plan, Land Use Code, and the City's design guidelines. Mrs. Marshall noted the favorable public reaction to new developments at Bellevue Square, such as the new Crate and Barrel store. She suggested the Downtown Implementation Plan Citizens Advisory Committee as an appropriate forum for addressing urban design issues.

In response to Mrs. Marshall, Mr. Stroh said it would be a good idea for staff to clarify guidelines for the public about the Comprehensive Plan, appropriate types of Comprehensive Plan Amendments, and alternate avenues for addressing or proposing broad policy changes.

(b) Proposed Amendment to the 2001 Comprehensive Plan – Shoreline Element

Mr. Stroh requested Council action to add the Enatai and West Lake Sammamish annexation areas to the Bellevue Shoreline Master Program [Regular Session Agenda Item 8(f), Ordinance No. 5293]. Mr. Schiring said the Planning Commission recommends approval of the ordinance.

(c) Interlocal Agreement with King County

Planning and Community Development Director Matt Terry explained that a number of citizens in the newly annexed West Lake Sammamish area have pending permit applications with King County. Staff recommends the Council authorize the City Manager to execute, on behalf of the City, an interlocal agreement with King County relating to the processing of building permits and land use applications currently under review by King County within the West Lake Sammamish annexation area. Under the agreement, King County will continue to review, process, inspect, and issue certificates of occupancy for building permit applications on behalf of the City. King County will continue to review land use applications and submit its recommendations to the City, which will make the final decision to approve, deny, or approve with conditions such applications in accordance with the City's applicable land use review and appeal procedures.

Mr. Terry noted that the original effective date of the annexation was March 15. Council subsequently amended the effective date of the annexation ordinance to February 28 in an effort to allow residents to pay Bellevue's lower property tax rate. For purposes of the interlocal agreement, staff recommends authorizing King County to process any applications received before March 15.

Cristina Van Valkenburgh, Land Use Division Director, highlighted additional provisions of the interlocal agreement. King County will provide the City with code enforcement files currently under review within the West Lake Sammamish area. Further, all projects requiring environmental review in which the review has not been conducted will be transferred to the City as lead agency.

In response to Mr. Creighton, Ms. Van Valkenburgh said approximately 300 applications are in process with the County. Of these, 6 to 10 code enforcement files and 10 to 12 land use files would be transferred to the City to exercise its discretion. The number of files requiring environmental review has not been provided by the County at this time.

In response to Mrs. Marshall, Ms. Van Valkenburgh said routine permit applications include items such as replacing a water heater, minor additions to a single-family residence, deck additions, and mechanical/electrical/gas permits.

Mr. Terry noted that this item is included on the Regular Session agenda as Consent Calendar item 8(e).

3. Council Business [Regular Session Agenda Item 6]

Mr. Degginger attended the Planning Commission retreat and the Cascade Water Alliance board meeting.

Mayor Mosher and Mr. Lee attended the BROTS (Bellevue Redmond Overlake Transportation Study) transportation demand management campaign kickoff. Mr. Lee attended a community meeting to discuss revitalization of Newport Hills Shopping Center.

Deputy Mayor Marshall presided over a public hearing to discuss Puget Sound Regional Council's update of its Metropolitan Transportation Plan. Council hosted and attended a dinner to honor former Councilmember Ron Smith. Mrs. Marshall and Mr. Noble attended the Eastside Transportation Partnership meeting. Mrs. Marshall attended a going away dinner for Sarah Langton, retiring Chamber of Commerce President.

Mr. Creighton attended the retirement functions for Mr. Smith and Ms. Langton.

Dr. Davidson attended meetings of the Cascade Water Alliance and the Regional Water Quality Committee, as well as the dinner for Mr. Smith.

Mayor Mosher attended a conference hosted by the Society for Ecological Restoration at Meydenbauer Center. He toured the new police facility in Bothell and Woodinville's new city hall.

At 7:25 p.m., Mayor Mosher declared recess to a reception and the Regular Session.

Myrna L. Basich  
City Clerk

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